

PREPARED BY AND RETURN TO:
FILE NO: 04060170
REALTY TITLE
1306 Goodman Road, Suite 110
Southaven, MS 38671
Phone Number: (662) 536-1770

BK 0480PG0671

WARRANTY DEED

Jamie E. Gross, and Mike Presley and Terry Presley - **GRANTORS**

Mark A. Everett and Deborah J. Hicks - **GRANTEES**

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) cash in hand paid and other good and valuable considerations, the Grantors, Jamie E. Gross and Mike Presley and wife, Terry Presley do hereby sell, convey and warrant unto Mark A. Everett and Deborah J. Hicks, as joint tenants with full rights of survivorship and not as tenants in common, the land lying and being situated in DeSoto County, Mississippi, more particularly described as follows, to-wit:

Lot 18, Fox Hunt Subdivision, situated in Section 26, Township 1 South, Range 8 West, as shown on plat of record in Plat Book 50, Page 8 in the Chancery Clerk's Office of DeSoto County, Mississippi.

The warranty in this deed is subject to rights of way and easements for public roads and public utilities, subdivision and zoning regulations in effect in DeSoto County, Mississippi, and further subject to all applicable building restrictions and the restrictive covenants of record.

IT IS AGREED and understood that the taxes for the current year have been prorated as of this date on an estimated basis, and when said taxes are actually determined, if the proration as of this date is incorrect, then the parties hereto agree to pay on the basis of an actual proration.

WITNESS our signature this 24th day of August, 2004. STATE MS.-DESOTO CO. SS

Jamie E. Gross
Jamie E. Gross

AUG 27 10 35 AM '04

Mike Presley
Mike Presley

BY 480 PG 671
DAVID ON. CLK.

Terry Presley
Terry Presley

STATE OF MISSISSIPPI
COUNTY OF DESOTO

PERSONALLY appeared before me, the undersigned authority in and for said County and State, the within named Jamie E. Gross, and Mike Presley and Terry Presley, who acknowledged that they signed and delivered the above and foregoing Warranty Deed on the day and year therein mentioned as their free and voluntary act and deed and for the purposes therein expressed.

GIVEN UNDER MY HAND AND OFFICIAL seal of office this the 24th day of August, 2004.

My Commission Expires:
June 12, 2008

Donna M. Taylor
Notary Public

Grantors' Address:
1645 Hernando Rd.

Holly Springs, MS 38635

Phone # 662-838-4972
W 901-413-1768

Grantees' Address:
10175 Fox Hunt Drive

Olive Branch, MS 38654

Phone # 662-895-5750
W 901-360-8596